

Appendix 1

Glossary of Terms

Agricultural and Forestal Districts:

Voluntarily formed districts which are designated by the Board of Supervisors in accord with a State Code provision. Districts must have a core of 200 contiguous acres. Duration of the district is between four and ten years and may be renewed upon Board approval. County may establish additional use restrictions. Use Value Assessment is guaranteed to otherwise qualifying lands within a district.

Affordable Housing:

As defined by the Code of Virginia, “means, as a guideline, housing that is affordable to households with incomes at or below the area median income, provided that the occupant pays no more than thirty percent of his gross income for gross housing costs, including utilities. For the purpose of administering affordable dwelling unit ordinances authorized by this chapter, local governments may establish individual definitions of affordable housing and affordable dwelling units including determination of the appropriate percent of area median income and percent of gross income.”

Cluster Development:

The division of a tract into a group of smaller than normal lots, surrounded by a larger amount of open land or larger lots. Overall density of the tract remains the same, but the smaller average lot size allows a large portion to remain open. In rural areas, the open land may be farmed or forested, in urban areas the open land is typically used for active or passive recreation.

Community Industrial Use:

Light industrial, small scale and generally compatible with the existing village character.

Comprehensive Plan:

The official plan for future development of the County. Every jurisdiction in Virginia is required to have an adopted Comprehensive Plan and review it every five years. The Plan sets the goals and policies for guiding future growth so as to ensure orderly and harmonious development, conservation of resources and protection of public health and safety. The Comprehensive Plan includes sub-elements such as Area Plans, of which the McGaheysville Plan is an example.

Conservation Easement (also referred to in some contexts as a “development right”):

An interest in land owned by another party which entitles the holder to specific limitations on the use of the property. A conservation easement removes all or some portion of the right to develop a property from the underlying deed of ownership and provides for that interest to be held by another party, typically for the purpose of protecting a natural, scenic or historic feature.

Conservation Easement Acquisition:

The act of acquiring conservation easements, typically through purchase or donation.

Density, gross:

The total area of a tract of land divided into the number of units built upon that tract. Typically expressed as a ratio of number of units per gross acre.

Density, net:

The total area of a tract of land less undeveloped (or undevelopable) portions such as environmentally sensitive areas, divided into the number of units built upon that tract. Expressed as a ratio of number of units per net acre.

Density, Net, Net:

The total area of a specific developed portion of a tract of land, such as a particular neighborhood, street or cluster, divided into the number of units within that specific area. Typically expressed as a ratio of number of units per net acre with a specific reference as to the area the number pertains to, to distinguish it from net density defined above.

Development Right: (see Conservation Easement)

Garagescape:

A pattern of urban design, common to suburban style developments, in which front-loaded garages face the street and dominate the front façades and thus the visual character of the street; (contrasted with traditional streetscapes in which windows and porches dominate the front façade of houses).

Green:

A compact open space area that is spatially defined by the buildings that surround it. Typically greens are well organized, with clear and close relationships to the adjacent buildings, and have substantial portions of grassy or landscaped areas, as well as hardscape components such as sidewalks, paved gathering areas, benches, gazebos, etc.

Greenway:

A linear park, typically with a multi-use trail as the central feature.

Guiding Principle:

A goal used to steer future development or conservation.

Implementation Action:

A specific task used to carry out a guiding principle.

Limited Development:

A design technique for rural development in which clustered lots are combined with large lots and conservation easements so as to optimize both the preservation of the land as usable open space as well as the development value to the landowner. Often includes a component of tax deductions from easement donations on the open space areas of the site.

Reverse Frontage Layout or Lot:

A layout or lot in which the rear of the building fronts a street and, generally, is not accessible from that street.

Steep Slope:

Land forms with vertical inclines of greater than 25% or sufficient to cause significant erosion or flooding problems if disturbed by development activity.

Suburban Development:

A pattern of development characterized chiefly by:

- wide lot frontages
- wide, curving streets
- large street turning radii
- a high proportion of cul-de-sacs
- large and uniform front yard setbacks
- garages facing the street and/or accessed from the street
- uniform dwelling types.
- few if any usable front porches

Traditional Neighborhood Development:

A pattern of development in towns, villages and hamlets that provides for comfortable pedestrian movement along public rights-of-way and features such elements as:

- human-scale buildings set close to the street

- interconnected street network (few, if any, cul-de-sacs)
- mixture of dwelling types and lot sizes (and sometimes mixed uses)
- parking areas and garages to the side or rear of the lot (sometimes served by alleys)
- narrow streets with on-street parking
- street trees

Traffic-Calming:

The design and construction of streets using techniques that cause motorists to naturally drive at slower speeds. Techniques include on-street parking, landscaping, curb bump-outs, chicanes, speed humps or tables, roundabouts (traffic circles) among others.

Village Core:

The central area in which the majority of the commercial and higher density residential uses occur and are serviced by public water and sewer. (This is the solid orange area on the Community Concept Map.)

Village Expansion Areas:

- Near-Term Expansion Areas are defined as areas that have priority for receiving wastewater treatment capacity prior to the Long-Term Expansion Areas. (These are shown in solid yellow on the Community Concept Map.)
- Long-Term Expansion Areas are defined as areas that may receive capacity after the Near-Term areas are substantially developed. (These are shown in slashed yellow on the Community Concept Map).

Village Service Area:

The area that is planned for public utilities service, as shown on the Community Concept Map. It includes the core area of the village, the near-term and long-term expansion areas, Woodstone Meadows, Village Festival, and portions of Massanutten Village.

Zero lot line dwelling units:

A type of lot and dwelling design in which the dwelling unit is located along one side line of the lot, allowing for all of the required side yard setback to occur on the opposite side of the dwelling.